

# La Puesta del Sol Unit Four

City of El Paso — City Plan Commission — 02/21/19

SUSU18-00068 — Major Preliminary



**STAFF CONTACT:** Adriana Martinez, (915) 212-1611, [Martinezad@elpasotexas.gov](mailto:Martinezad@elpasotexas.gov)

**PROPERTY OWNER:** Tropicana Development Inc.

**REPRESENTATIVE:** CEA Group

**LOCATION:** North of Artcraft & West of Desert, District 1

**ACREAGE:** 10.09

**VESTED:** Yes

**PARK FEES REQUIRED:** N/A

**EXCEPTION/MODIFICATION REQUEST:** A modification to allow a 50' ROW, 52' ROW, and a 70' ROW.

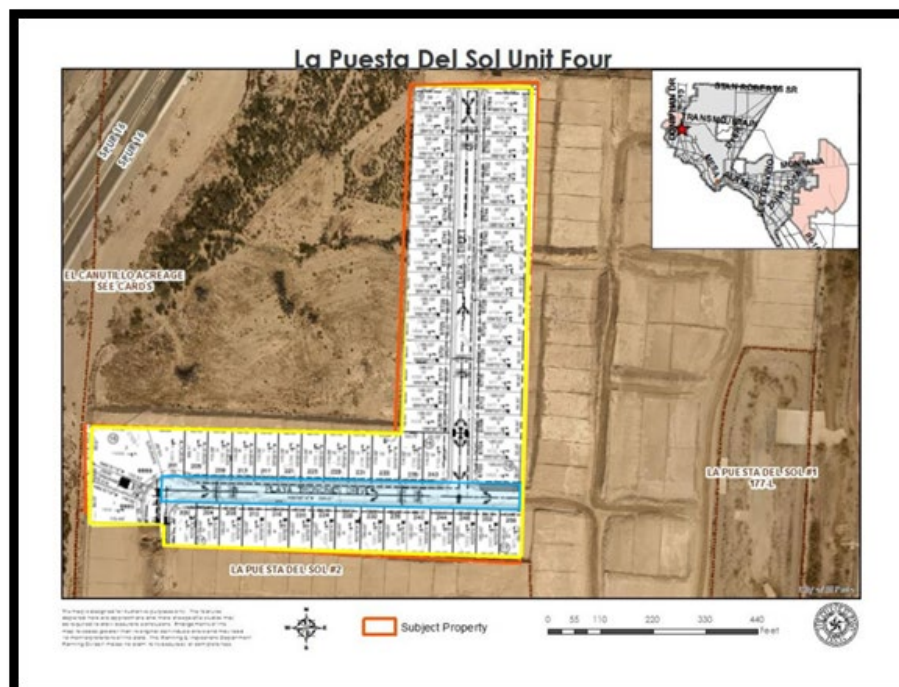
**RELATED APPLICATIONS:** N/A

**PUBLIC INPUT:** N/A

**STAFF RECOMMENDATION:** Approval

**SUMMARY OF REQUEST:** The applicant proposes to subdivide 10.09 acres of vacant land for 61 single-family residential. Access to the subdivision is proposed from Isla Rubalcava St. and La puesta del Sol unit 2, subdivision located to the south. This development is being reviewed under the former subdivision code prior to 2008 and Chapter 19.8.1 of the current subdivision regulations be exercised on this Plat.

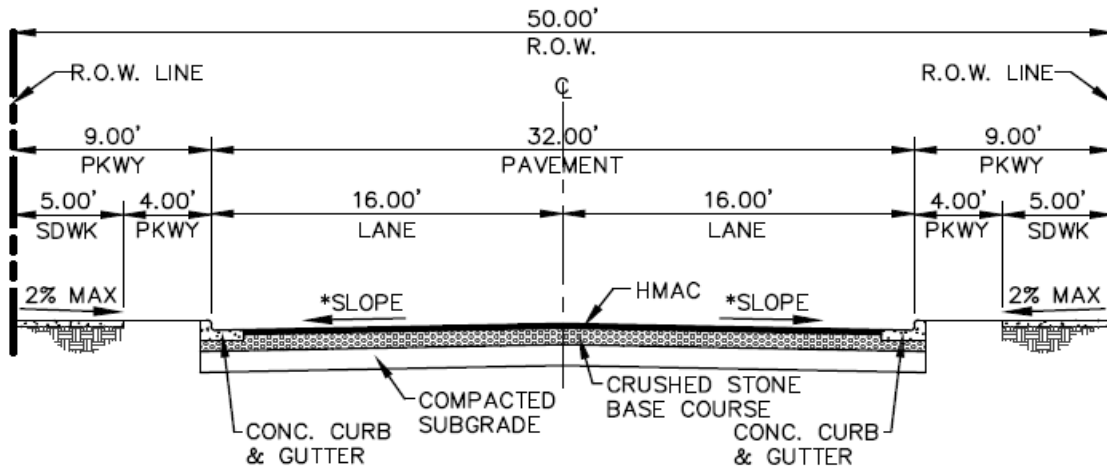
**SUMMARY OF RECOMMENDATION:** The Development Coordinating recommended **APPROVAL** of La Puesta del Sol Unit Four Major Preliminary on February 12, 2019.



## DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

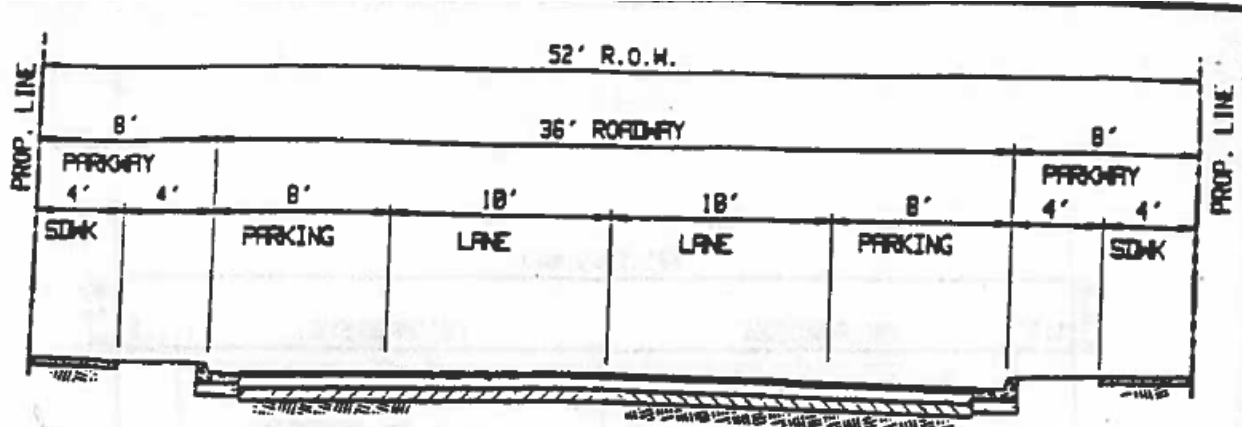
- The applicant is requesting the following modification requests pursuant to Section 19.04.170 of the former subdivision code.
  - Modification 1:
    - The modification consists of an alternate design for a 52' ROW of pavement, 5' parkway, and 5' sidewalk.

### PROPOSED



**TYPICAL 50' ROW STREET SECTION DETAIL  
(RESIDENTIAL SUBCOLLECTOR)** SCALE: N.T.S.

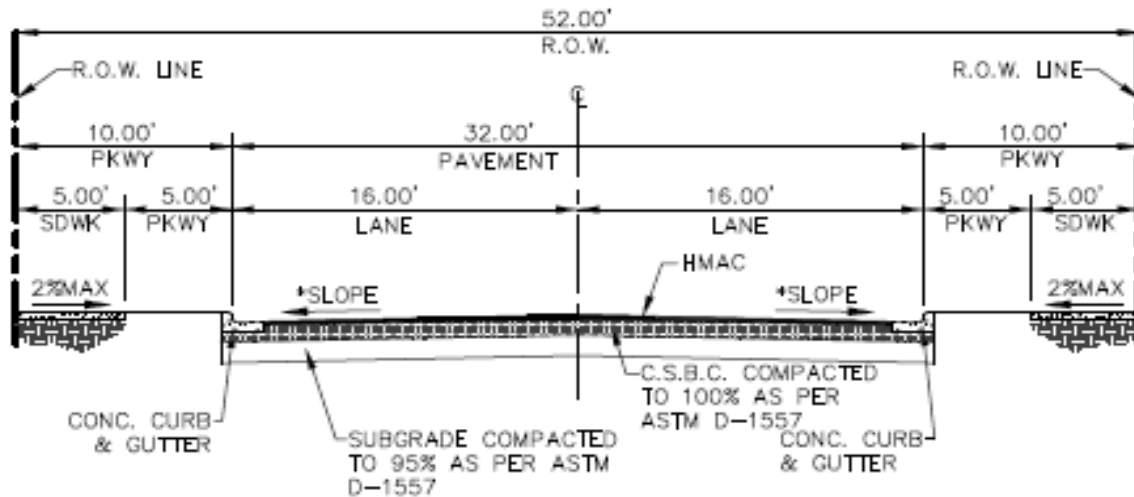
### REQUIRED



**RESIDENTIAL SUBCOLLECTOR STREET  
TWO (2) LANES**

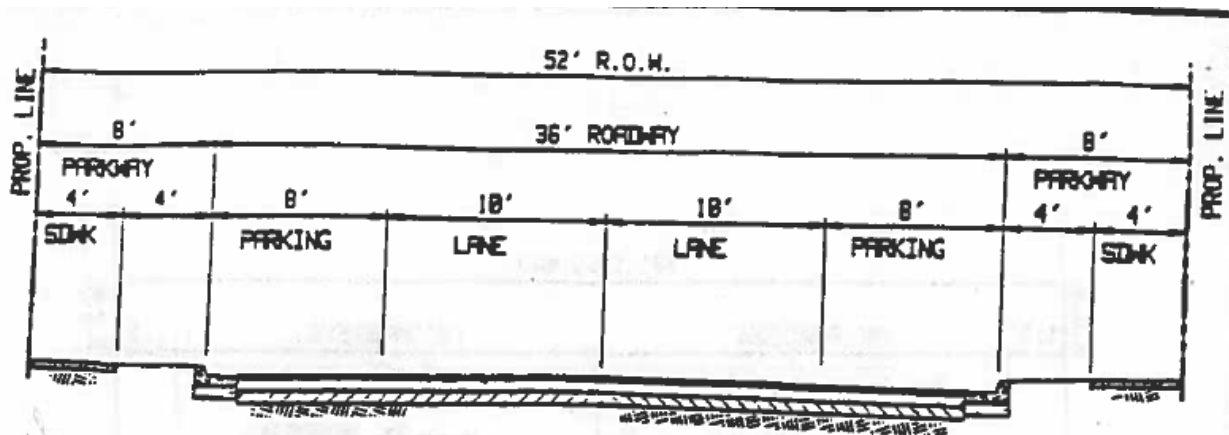
- Modification 2:
  - The modification consists of an alternate design for a 50' ROW of pavement, 16' driving lanes with 6-inch curb and gutter, and 4' parkway, and 5' sidewalk.

## PROPOSED



**TYPICAL 52' ROW STREET SECTIONS DETAIL**  
(RESIDENTIAL SUBCOLLECTOR) SCALE: N.T.S.

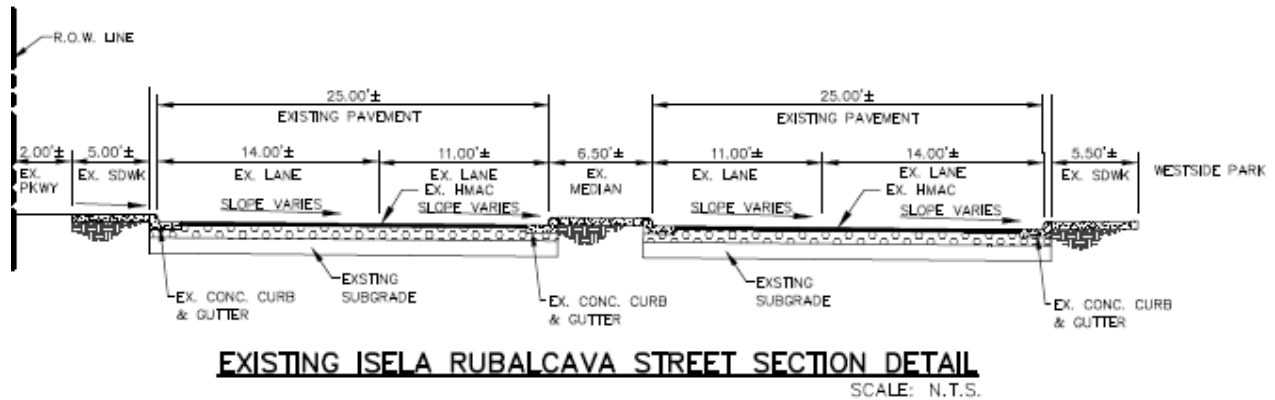
## REQUIRED:



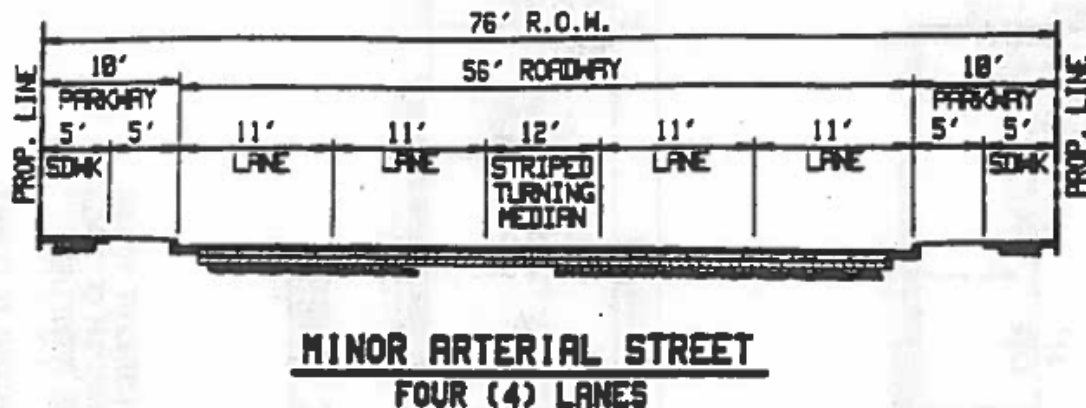
**RESIDENTIAL SUBCOLLECTOR STREET**  
TWO (2) LANES

- Modification 3:
  - The modification consists of an alternate design for a 70' ROW of pavement, 11' driving lanes with 6-inch curb and gutter, and 4' parkway, 5.5 sidewalk and 2' parkway.

## PROPOSED



## REQUIRED:



Section 19.04.170. A1-A3 of the former code (Modifications of conditions) provides the criteria the City Plan Commission may use to evaluate a modification request from the DSC standards. The section reads as follows:

### Section 19.04.170

1. The conditions upon which the request is based are unique to the property for which the relief is sought and are not applicable generally to other property.
2. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship of the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out; or
3. The subdivider has demonstrated an alternative method of development that will improve the aesthetic value of the subdivision while giving equal emphasis to safety,

economy, tax yield, maintenance cost, response time, drainage, dedication and improvement of parkland and open space amenities, and vehicular access and pedestrian passage.

#### **RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN**

**CONSISTENCY WITH PLAN EL PASO:** Subject property is designated G4, Suburban(Walkable).

<b>GOAL 2.1:</b>	
The City should change its growth pattern away from continuous outward expansion and toward integrated growth that minimizes environmental change, reduces the need for excessive travel by private automobile, and can be served by public transportation.	
<b>GOAL 2.3:</b>	
The City of El Paso wishes to create complete networks of multimodal streets with ample shaded sidewalks and frequent on-street parking.	
<b>POLICY</b>	<b>DOES IT COMPLY?</b>
<b>Policy 2.1.6:</b> Development is encouraged along existing or planned bicycle networks where additional segments and/or secure bicycle storage can be added to the network.	Yes, the applicant is developing a hike and bike trail.
<b>Policy 2.3.2.a:</b> New neighborhood streets should connect to the existing street network in all adjoining areas when practical.	Yes, the proposed subdivision has connectivity from Isela Rubalcava St. as well as to the adjacent subdivision, La Puesta del Sol Unit Three, to the east.

**NEIGHBORHOOD CHARACTER:** Subject property is zoned R-3A(Residential) and is currently vacant, however, it is in the process to be a residential development. Properties adjacent to the subject property are zoned R-3A(Residential). Surrounding land uses are proposed to be residential developments. The nearest school is Canutillo High, adjacent to the east of the proposed subdivision. The nearest park is Westside Sports Complex, adjacent to the north of the proposed subdivision. This property is located within the Westside Impact Fee Service Area.

**COMMENT FROM THE PUBLIC:** N/A

#### **STAFF COMMENTS:**

Planning staff recommends approval of La Puesta del Sol Unit Four Major Preliminary.

#### **PLAT EXPIRATION:**

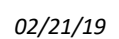
This application will expire on **02/21/21**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

#### **ATTACHMENTS:**

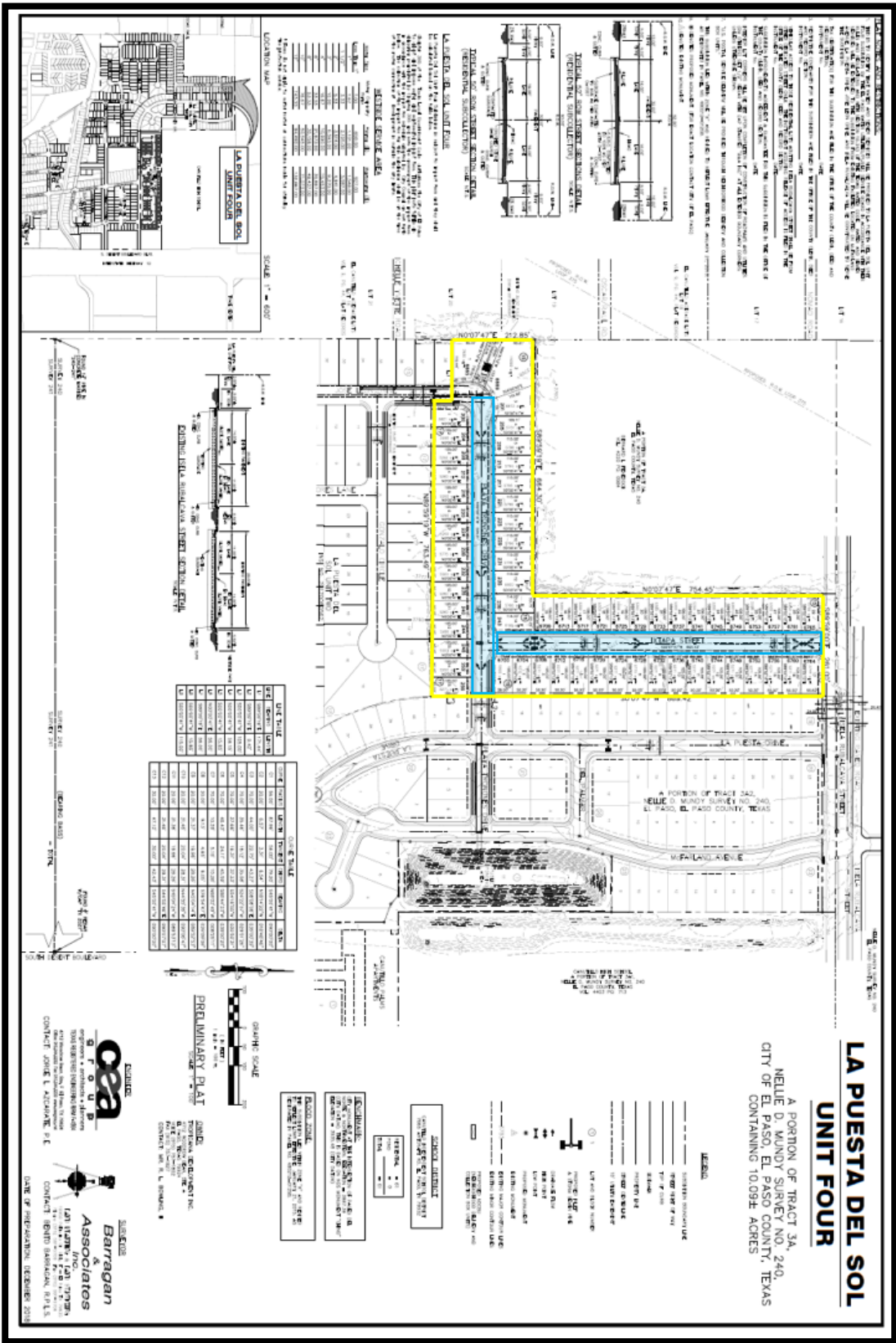
1. Location map
2. Preliminary plat
3. Modification request
4. Application
5. Department Comments



**La Puesta Del Sol Unit Four**



## ATTACHMENT 2



# ATTACHMENT 3



Castner Center @ Transmountain  
4712 Woodrow Bean, Ste. F  
El Paso, TX 79924  
Office: 915.544.5232  
Fax: 915.544.5233  
web: www.ceagroup.net

January 29, 2019

City of El Paso-Planning & Inspection Department  
801 Texas Ave.  
El Paso, TX. 79901

Attention: Mr. Nelson Ortiz

Reference: La Puesta Del Sol Unit Four Major Preliminary Plat  
Modification Letter

Dear Mr. Nelson:

On behalf of the Developer for the above referenced development, we are requesting a modification to the subdivision regulations. This modification will include the following adjustment:

Modification No. 1: 52-foot Roadway

This modification shall consist of an alternative street design for a 52-foot roadway cross-section with (2) 16-foot paved driving lanes with 6-inch curb and gutter on both sides of the roadway, (2) 5-foot parkways abutting the curb and (2) 5-foot concrete sidewalks. Our request is based on utilizing the new street section on the City of El Paso's current subdivision design standards.

Modification No. 2: 50-foot Roadway

This modification shall consist of an alternative design for a 50-foot roadway cross-sections with (2) 16-foot paved driving lanes with 6-inch curb and gutter on both sides of the roadway, (2) 4-foot parkways abutting the curb and (2) 5-foot concrete sidewalks. Our request is based on maintaining continuity from the already constructed and city accepted abutting subdivisions: Sunset Terrace Unit 5 and La Puesta Del Sol Unit One.

Modification No. 3: 70-foot Roadway

This modification shall consist of an alternative design for a 70-foot roadway cross-section with (2) 11-foot paved driving lanes, (2) 14-foot shared lane, with 6-inch curb and gutter on both sides of the roadway, a 6.5-foot raised median and (1) 5.5-foot concrete sidewalk, (1) 6-foot concrete sidewalk and (1) 2-foot parkway. The street section is as per the plans submitted to TxDOT for the construction of Isela Rubalcava Drive (see attached).

If you have any questions regarding this issue, please do not hesitate to call me at office number 915.544.5232. We thank you for your cooperation on this issue and look forward to your favorable consideration to our request.

Sincerely,  
CEA Group

A handwritten signature in blue ink, appearing to read 'J. Azcarate'.

Jorge L. Azcarate, P.E.  
Principal Engineer

I-2000-210.lpu4-cep\_mod.request.no-28january19  
JLA/jja

Attachment: Isela Rubalcava Drive Extension Improvement

engineers • architects • planners



# ATTACHMENT 4



## CITY PLAN COMMISSION APPLICATION FOR MAJOR PRELIMINARY SUBDIVISION APPROVAL

DATE: 12/12/2018

FILE NO. \_\_\_\_\_

SUBDIVISION NAME: La Puente Unit Four

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
A portion of Tract 3A, Nellie D. Mundy Survey No. 240, City of El Paso, El Paso County, Texas. Containing 10.09
2. Property Land Uses:
 

	ACRES	SITES		ACRES	SITES
Single-family	5.33	61	Office		
Duplex			Street & Alley	4.66	4
Apartment			Ponding & Drainage	0.10	1
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. Sites	66	
Industrial			Total (Gross) Acreage	10.09	
3. What is existing zoning of the above described property? R-3A Proposed zoning? R-3A
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes ☒ No ☐
5. What type of utility easements are proposed: Underground ☐ Overhead ☐ Combination of Both ☒
6. What type of drainage is proposed? (If applicable, list more than one)  
Extension of Proposed Box Culvert from the existing Pond Structure, Storm Sewer inlets and pipes.
7. Are special public improvements proposed in connection with development? Yes ☐ No ☒
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes ☒ No ☐  
If answer is "Yes", please explain the nature of the modification or exception: Street R/Lt of W/Lt 50/32.
9. Remarks and/or explanation of special circumstances: N/A
10. Improvement Plans submitted? Yes ☐ No ☒
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes ☒ No ☐  
If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

Planning & Inspections Department  
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 (915) 212-0088

12. Owner of record Tropicana Development Inc. 4712 Woodrow Bean Stn. A, El Paso TX 79924 915-757-1802  
 (Name & Address) (Zip) (Phone)
13. Developer Bowling Enterprises, LLC. 4712 Woodrow Bean Stn. A, El Paso TX 79924 915-757-1802  
 (Name & Address) (Zip) (Phone)
14. Engineer CEA Group Engineering 4712 Woodrow Bean Stn. F, El Paso, TX 79924 915-544-5232  
 (Name & Address) (Zip) (Phone)

*\*Effective September 1, 2014, a 3% Technology fee has been added to all Planning application fees.*

OWNER SIGNATURE: 

REPRESENTATIVE: 

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEW'S THE APPLICATION FOR ACCURACY AND COMPLETENESS.

Planning & Inspections Department  
 811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0088

# **ATTACHMENT 5**

## **Planning & inspections Department – Planning:**

Developer/Engineer shall address the following comments:

- Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision.
  - a. Current certified tax certificate(s)
  - b. Current proof of ownership
  - c. Release of access document, if applicable
- Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

## **Planning & inspections Department – Land Development:**

We have reviewed subject plats and recommend Approval.

The Developer/Engineer shall address the following comments.

1. Provide an acceptable Stormwater Management plan in accordance with Section 19.19.030 of the current subdivision ordinance.
2. Show proposed and existing drainage structures as dashed lines.
3. At the improvement stage, protect the subject property from stormwater runoff from the adjacent terrain.

## **Capital Improvements Department – Parks:**

We have reviewed **La Puesta Del Sol Unit Four** a major preliminary plat map and on behalf of CID Parks & Planning Division, we offer Developer / Engineer the following comments:

Please note that this subdivision is composed of **61** Single-family dwelling lots, is part of La Puesta Del Sol Land Study and Developer has run out of "Parkland credits" therefore, based on the following calculations, applicant shall be required to pay "Park fees" in the amount of **\$83,570.00** to comply with the minimum parkland requirements:

### **La Puesta Del Sol Land Study - Parkland calculations:**

La Puesta Del Sol #1 = Dedicated "Park Site". . . **4.09 Acres** or **409 Dwelling Units**

La Puesta Del Sol #1 = 75 Units Requiring . . . . . 0.75 Acres or 75 Dwelling Units

Sunset Terrace #5 = 62 Units Requiring . . . . . 0.62 Acres or 62 Dwelling Units

La Puesta Del Sol #2 = 146 Units Requiring . . . 1.46 Acres or 146 Dwelling Units

**Balance = 1.26 Acres or 126 Dwelling Units**

La Puesta Del Sol #3 = 149 Units Requiring . . . 1.49 Acres or 149 Dwelling Units

Accrued Credits = 1.26 Acres or 126 Dwelling Units

Remaining Balance = 0.23 Acres or 23 Dwelling Units

23. Lots at a rate of \$1,370.00 per dwelling = **\$31,510.00**

**La Puesta Del Unit Four = 61 Units at \$1,370.00 per dwelling = \$83,570.00**

Please allocate generated funds under Park Zone: **NW-9**

Nearest Park: **La Puesta Del Sol Park**

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

**EL PASO WATER:**

EPWU does not object to this request.

Water service for the subdivision is anticipated to be provided from mains that operate on the Valley Pressure Zone.

The subject property is located within the Westside Impact Fee Service Area. Impact fees will be assessed at the time of plat and collected at the time the El Paso Water Utilities receives an application for water and sanitary sewer services.

**Water:**

There is an existing 8-inch diameter water main along Isela Rubalcava Blvd. approximately 14 feet south of and parallel to the right of way's northern boundary line. This main is available for service and main extensions.

There is an existing 8-inch diameter water main along Playa Tronones Dr. and then north along Ixtapa St., approximately 8 feet north/east of the right of way centerline. This main is available for service.

**Sanitary Sewer:**

There is an existing 36-inch diameter sewer main interceptor that extends along the Jose Leon Dr. No direct service connections are allowed to this main as per El Paso Water Utilities – Public Service Board Rules and Regulations.

There is an existing 8-inch diameter sewer main along Jose Leon Dr. and terminates at Lot 38 of Block 15. This sanitary sewer main is available for main extensions.

**General**

Water and sewer main extensions are required from the above described mains. The Owner/Developer is responsible for the main extension costs.

During the site improvement work, the Owner/Developer shall safeguard the existing water/sanitary sewer mains and appurtenant structures located within the subdivision. The Owner/Developer shall minimize changes in grade above or near the vicinity of the existing PSB facilities and is responsible for the costs of setting appurtenant structures to final grade.

EPWU requires a new service application to serve the subject property. New service applications are available at 1154 Hawkins, 3<sup>rd</sup> Floor. The following items are required at the time of application: (1) hard copy of subdivision plat with street names and addresses; (2) finalized set of improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

**Fire Department:**

No objections.

**Central Appraisal District:**

No objections.

**Sun Metro:**

No objections

**911:**

No comments received.